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PART-- I--Orders and Notifications by the Government of Tripura, The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT

No.F.2(466)-UDD/GL/TCPO/2018/599-627 **Dated, Agartala, the 19th February, 2019.**

NOTIFICATION

In exercise of the powers conferred by Section 274 read with Section 118 of the Tripura Municipal Act, 1994, the State Government hereby makes the following Rules, to amend the Tripura Building Rules, 2017:-

1. **Short title and commencement:**
(i) These may be called the "Tripura Building (Amendment) Rules, 2019";
(ii) They shall come into force on the date of their publication in the Tripura Gazette.

2. **Amendment of Rule 1:**
In sub-rule (2) of rule 1 of the Tripura Building Rules, 2017 (hereinafter referred to as the Principal Rules), after the expression "*Urban Local Bodies (ULBs)*", the expression "*and Planning Areas*" shall be added.

3. **Amendment of Rule 2:**
(i) In sub-clause (66) of clause (a) of rule 2 of the Principal Rules, the expression "*(a)*" shall be deleted.
(ii) In clause (b) of rule 2 of the Principal Rules, after the expression "*Act*", the expression "*and in the* Tripura Urban Planning & Development Act, 2018 (The Tripura Act No 12 of 2018)" shall be added.

4. (i) In sub-rule (1) of rule 4 and wherever it appears here-in-after in the Principal Rules, the expression "*ULB areas*", shall mean and construe as "*ULB areas or Local Planning areas*" and the expression "*ULB*", shall mean and construe as "*ULB or* Tripura Urban Planning & Development Authority, as the case may be";
(ii) In sub-rule (2) of rule 4 and wherever it appears here in-after in the Principal Rules, the expression "*Local Bodies*", shall mean and construe as "*Urban Local Bodies or* Tripura Urban Planning & Development Authority, as the case may be".

5. (i) In sub-rule (1) of rule 11 and wherever it appears herein after in the Principal Rules, the expression "*Mayor/Chairperson*", shall mean and construe as the "*Mayor or Chairperson of the ULB or Commissioner of* Tripura Urban Planning & Development Authority, as the case may be".

6. **Amendment of sub-rule (2) of Rule 13:**
In sub-rule (2) of rule 13 of the Principal Rules, in between the expressions 'shall apply to sanction giving notice in writing in Form B and 'along with following', the expression "*using online Single Window System,*" shall be added.

7. **Amendment of sub-rule (2) of Rule 20:**
In rule 20 of the Principal Rules, after sub-rule (2), a new sub rule (3) shall be added as follows-

"(3) (a) Risk Based Classification of building proposals: - For approval of the building plan proposals, the following Risk Based Classification and fast tracking tools shall be followed-

Risk	Very Low	Low	Moderate	High
Criteria				
Size of the plot (Square Meters)	Upto 65 sqmt	Above 65 sqmt and upto 500 sqmt	Above 500 sqmt and upto 1500 sqmt	Above 1500 sqmt
Height of building (Meters)	Below 8 m	Upto 14.5 m	Above 14.5 m up to 30 m	Above 30 m
Use of the premise	All uses	All uses	All uses	All uses
Fast Tracking Tools	As per Rule – 54 (10)	As per Rule – 20 (1)	As per Rule – 50	As per Rule – 50 and in addition, rule 20(3)(b) will apply for this category.

(b) For the High risk buildings, as categorized under clause (a) of this sub-rule, the following special provisions will apply -

(i) All building shall be provided with such number of staircases as the ULB or the Tripura Urban Planning & Development Authority, as the case may be, require and under no circumstance, the number of staircases shall be less than 3(three) in the case where a building is of more than 30 (thirty) meters in height and in such case one of the staircases shall be on the external face of such building;

(ii) Sufficient numbers of Disaster Gallery and openable Windows as emergency exit as per the requirement of the ULB or Tripura Urban Planning & Development Authority, as the case may be, shall be provided in each floor beyond 30 (thirty) meters height of the building;

(iii) Inspection of the construction will be done at different stages of construction by a Technical committee constituted by the concerned ULB or Tripura Urban Planning & Development Authority, as the case may be;

(iv) during inspection by the Technical Committee, so constituted, if anything found not technically suitable or beyond the approved plan, the committee shall report the matter to the concerned ULB or Tripura Urban Planning & Development Authority, as the case may be, on the basis of which the concerned ULB or Tripura Urban Planning & Development Authority, as the case may be, shall take appropriate action which may lead to cancellation of the approved plan."

8. **Amendment of Rule 25:**
Rule 25 of the Principal Rules shall be substituted with the following-

"(1) The *ULB* or Tripura Urban Planning & Development Authority, as the case may be, shall levy a fee for sanction of building plan, at such rates as determined by them subject to minimum as may be determined by State Government, by notification, from

time to time, on the basis of the sanctioned total covered area of the building in all floors;

(2) The *ULB* or Tripura Urban Planning & Development Authority, as the case may be, may levy a development fee, in addition to the fees specified in sub-rule (1), for any building, at such rate, as may be determined by the state government, by notification, from time to time."

Amendment of Rule 30:

(i) In clause (b) of sub rule (2) of rule 30 of the Principal Rules, a proviso shall be added as follows-

"Provided that, notwithstanding anything contained in this rule, if the person referred to in sub-rule (1) of rule 13, fails to submit a revised plan incorporating the deviations intended to be carried out, for obtaining necessary sanction prior to carrying out such erection or execution of works, he may do so subsequently, by paying a penalty of three times of the prevailing per unit fee applicable towards approval of building plan to the concerned ULB, for the deviated covered area of the constructed building.";

(ii) In sub-rule (2) of rule 30 of the Principal Rules, after clause (b), a new clause (c) shall be added as follows-

"(c) if during the erection or execution of a work, any external deviation beyond sanctioned covered space is intended to be made, which violate the provisions of the Act or these rules, the person referred to sub-rule (1) of rule 13 shall, prior to carrying out such erection or execution of works, submit, in accordance with the provisions of this rule, a revised plan incorporating the deviations intended to be carried out, for obtaining necessary relaxation of rules and sanction thereof.";

(iii) In sub-rule (3) of rule 30 of the Principal Rules, after the expression 'clause (b)', the expression "or (c)" shall be added;

(iv) In sub-rule (3) of rule 30 of the Principal Rules, a proviso shall be added as follows-

Provided that, for marginal external deviations made during construction as mentioned below for a building having height upto 18 meters, may be compounded on payment of compounding fee as specified against each type of deviation. The total Compounding fees will be the aggregate of Compounding fees for all types of deviations as mentioned below-

a) Inadequate Open Space, in violation of Rule 48 and 50:-

Quantum of infringement in open space	Compounding fee
Infringement in open space upto 5% of required open space for the height of the constructed building (not the approved building height) as per requirement of rule – 48 and 50 in one or more sides(front, rear or any sides) of the building	per unit fee applicable for approval of building plan of concerned ULB or Authority, and to be calculated for the entire covered area of the constructed building.
Infringement in open space upto 10% of required open space for the height of the constructed building (not the approved	2 (three) times of the per unit fee applicable for approval of building plan of concerned ULB or Authority, and to be

building height) as per requirement of rule – 48 and 50 in one or more sides(front, rear or any sides) of the building.	calculated for the entire covered area of the constructed building.
Infringement in open space upto 20% of required open space for the height of the constructed building (not the approved building height) as per requirement of rule – 48 and 50 in one or more sides(front, rear or any sides) of the building.	3 (three) times of the per unit fee applicable for approval of building plan of concerned ULB or Authority, and to be calculated for the entire covered area of the constructed building.
Infringement in open space more than 20% of required open space for the height of the constructed building (not the approved building height) as per requirement of rule – 48 and 50 in one or more sides(front, rear or any sides) of the building.	Non-compoundable and liable for action as per rule – 31.

b) Cantilever projection:-
For the cantilever projections not shown in the approved building plan, the per unit compounding fee will be 10 (ten) times of the per unit fee applicable for approval of building plan of concerned ULB or Authority, for the cantilever portion only;
Provided that, in any case the cantilever projection should not be more than 0.9 meter and it should not be projected beyond the property line of the owner of the building;

c) Height of the building: -
For increase in height during construction, beyond approved building height within overall building height, not exceeding 18 meters without increasing number of storey, the compounding fee will be as follows-

Usage of building	Increase in height	Compounding fee
Residential use	Increase in height for every 30 centimeters or part there off	Rs 10,000/-
other than residential use	Increase in height for every 30 centimeters or part there off	Rs 30,000/-

d) Covered area: -
For excess covered area beyond sanctioned covered area as per approved building plan, the compounding fee will be 5 (five) times of the per unit fee applicable for approval of building plan of concerned ULB or Authority, for the excess covered area;

e) Ground coverage: -
For excess ground coverage beyond permissible coverage as per rule – 46 but maximum upto overall ground coverage of 90%, the compounding fee will be Rs. 10,000/- for every 1% or part thereof excess ground coverage;

f) Parking provision: -
For shortfall of parking space required as per rule – 49, the compounding fee will be as follows:

Requirement of parking as per rule – 49	Shortfall of parking space	Compounding fee
Upto 3 (three)	Shortfall upto 2 (two) parking space	Rs 1,00,000/- per parking space
	Shortfall of 3 (three) parking space	Non-compoundable
More than 3 (three)	Shortfall upto nearest whole number of 20% of requirement of parking space	Rs 1,50,000/- per parking space
	Shortfall more than nearest whole number of 20% of requirement of parking space	Non-compoundable

g) FAR (if applicable): -
For excess FAR availed beyond permissible limit, the compounding fee will be Rs. 10,000/- for every 0.1 excess FAR or part thereof;

h) Use of building:
For change in usage of building from Residential to Commercial or in any other manner, the compounding fee will be 3 (three) times of the per unit fee applicable for approval of building plan of concerned ULB or Authority, and to be calculated for the covered area for which use has been changed.

i) Construction without approved plan: -
a) For the buildings constructed without prior approval of the building plan but the construction so made fully conforms to the provisions of the Tripura Building Rules, 2017, the compounding fee will be 3 (three) times of the per unit fee applicable for approval of building plan of concerned ULB or Authority, and to be calculated for the entire covered area of the constructed building;

b) For the buildings constructed without prior approval of the building plan and the construction so made does not conforms to the provisions of the Tripura Building Rules, 2017, the compounding fee will be 3 (three) times of the per unit fee applicable for approval of building plan of concerned ULB or Authority, and to be calculated for the entire covered area of the constructed building in addition to the compounding fees applicable for violation of the respective provision of Tripura Building Rules, 2017, as specified in rule – 30(3);

Provided that, in all the above cases of construction without approved plan, the owner should submit the structural safety certificate for the existing building from appropriate technical personnel as specified in rule -17."

10. **Amendment of Rule 42:**

In rule 42 in the Principal Rules, the expression "*Indian Electricity Act, 1910 (9 of 1910)*", shall mean and construe as "*Electricity Act, 2003 (36 of 2003)*".

11. **Amendment of Rule 46:**

Sub rule (1) of rule 46 of the Principal Rules shall be substituted with the following

"(1) The maximum permissible ground coverage for a building, when a plot contains a single building, shall be 70% for *Buildings of any type of uses.*"

12. **Amendment of Rule 47:**
Sub-rule (3) of rule 47 of the Principal Rules shall be substituted with the following:

"(3) The maximum permissible height of a building, including the stilt parking or basement, on a plot shall not be more than the Maximum permissible height, as given in the table below-

Width of means of access (in metres)	*Maximum permissible height (in metres)*
(a) Road width from 1.80 and upto 2.40	*Upto 08.00*
(b) Road width above 2.4 and upto 5.00	*Upto 12.50*
(c) above 5.00 and less than 10.00	*Upto 14.50*
(d) 10.00 and above	*Tall buildings (i.e above 14.5 mt.)"*
Explanation: - This table shall be read with rule 45.	

13. **Amendment of Rule 48:**
(i) Sub-rule (2) of rule 48 of the Principal Rules shall be substituted with the following-

"(2) The minimum front open spaces shall be as follows:-
Every building shall have a minimum front open space at ground level (open to the sky without any cantilever projection excepting chajja or weather shades of not more than 0.50 meter width) of a width at its narrowest part of not less than that indicated below-

Use of building	***Height of building (metres)***	***Minimum front open space at ground level at its narrowest part (metres)***
Residential	*Upto 14.50*	*1.80*
Commercial having built up area upto 100 sqm.	*Upto 14.50*	*1.80*
Commercial having built up area more than 100 sqm.	*Upto 14.50*	*3.00*
Assembly/ Institutional/ Educational/ Club	*Upto 14.50*	*3.00*
Industrial/ Mercantile (Wholesale)/Storage	*Upto 14.50*	*3.00*
Others not specified above	*Upto 14.50*	*1.80*

Explanation: - For height of buildings exceeding 14.50 meters, rule 50 shall be referred to.

Provided that, a building upto 8.00 mt. of height, on a plot measuring not more than 165 sqm, should have a minimum front open space of 01.20 mt.

Provided further that, for mixed use buildings, the minimum front open space shall be the one, applicable for that particular occupancy which gives the highest provision of the minimum front open space in this rule.

Note: mixed use building means and includes the combination of residential, commercial, industrial, office, institutional or other uses."

(ii) Sub-rule (3) of rule 48 of the Principal Rules shall be substituted with the following:

"(3) **The minimum rear open space shall be as follows:-**

Every building shall have a minimum rear open space at ground level (open to the sky without any cantilever projection excepting chajja or weather shades of not more than 0.50 metre width) of a width at its narrowest part of not less than that indicated below:-

Height of building (metres)	*Minimum rear open space at its narrowest part (metres)*
Up to 10.00	*1.00*
Above 10.00 but not more than 14.50	*1.20*

Explanation: - For height of buildings exceeding 14.50 meters, rule 50 shall be referred."

14. **Amendment of Rule 50:**

(i) In rule 50 of the Principal Rules, the expression "*In ULB the building height shall not normally be more* than *14.50 meters (fourteen and half)*. But in the case of any building exceeding *14.50 meters* in height, the ULB" shall be substituted with the expression "In the case of any building exceeding *18 meters* in height, the ULB / Tripura Urban Planning & Development Authority, as the case may be" and the expression "*In such cases*" shall be substituted with the expression "For *the buildings having height more* than *14.50 meters (fourteen and half)*";

(ii) In clause (1) of rule 50 of the Principal Rules, the expression "15.00 meters in width" shall be substituted with the expression "10.00 (ten) meters in width including drains";

(iii) Clause (2) of rule 50 of the Principal Rules shall be substituted with the following-

"(2) every building exceeding *14.5 (fourteen and half)* meters in height shall have a minimum front open space at ground level (open to the sky without any cantilever projection excepting chajja or weather shades of not more than 0.50 metre width) as indicated below:-

Height of building (meters)	*Minimum front open space at ground level at its narrowest part (meters)*
Above 14.50 but not more than 25.00	*3.00*
Above 25.00	*5.00*

"

(iv) Clause (3) of rule 50 of the Principal Rules shall be substituted with the following-

"(3) every building exceeding 14.5 (fourteen and half) meters in height shall have a minimum rear open space at ground level (open to the sky without any cantilever projection excepting chajja or weather shades of not more than 0.50 metre width) as indicated below:-

Height of building (meters)	*Minimum rear open space at its narrowest part (meters)*
Above 14.50 but not more than 18.00	*3.50*
Above 18.00 but not more than 30.00	*5.00*
Above 30.00	*10.00*

Provided that, if horizontal distance of any part of the building is more than 30 meters from the approach road of not less than 10 meters in width then *minimum rear open space at its narrowest part should be 10.00 meters irrespective of the height of the building.*

Provided further that, the rear open space shall be of hard surface capable to take load of fire engine weighting upto 45 tonnes."

(v) Clause (4) of rule 50 of the Principal Rules shall be substituted with the following-

"(4) every building exceeding *14.5 (fourteen and half)* meters in height shall have a minimum side open space at ground level (open to the sky without any cantilever projection excepting chajja or weather shades of not more than 0.50 metre width) as indicated below:-

Height of building (meters)	*Minimum side open space at its narrowest part (meters)*	
	Side 1	*Side 2*
Above 14.50 but not more than 30.00	*3.50*	*3.50*
Above 30.00	*5.00*	*5.00*

Provided that, minimum side open space should be such that the appropriate fire engine can move freely around the building in case of necessity. Appropriate Turning radius should also be maintained in all corner of the building for this purpose.

Provided further that, the side open space shall be of hard surface capable to take load of fire engine weighting upto 45 tonnes "

(vi) sub-clause (a) of clause (6) of rule 50 of the Principal Rules shall be substituted with the following-

"(6)(a) For a building exceeding 14.5 (fourteen and half) meters in height, the Floor Area Ratio (FAR) shall be 3;

Provided that, the applicant may get the Floor Area Ratio (FAR) increased from the authority competent to approve it, on payment of a fee for additional Floor Area Ratio (FAR) beyond 3 upto 5, at such rates as determined by *the authority competent to approve* subject to minimum as *may be determined by State Government from time to time.*

Provided further that, for relaxation of Floor Area Ratio (FAR) beyond 5, approval of State Government shall be necessary and on payment of a fee for additional Floor Area Ratio (FAR) beyond 5, at such rates as *may be determined by State Government from time to time"*

(vii) sub-clause (b) of clause (6) of rule 50 of the Principal Rules, the expression "rule 50", shall mean and construe as "rule 49".

15. **Amendment of Rule 51:**
Sub-rule (2) of rule 51 of the Principal Rules shall be substituted with the following-

"(2) Ground Coverage shall be as laid down below :-
The maximum permissible ground coverage for a building of any *type of uses* shall not be more than 70%."

16. **Amendment of Rule 52:**
Sub-rule (2) of rule 52 of the Principal Rules shall be substituted with the following-

"(2) In the case of existing building. -
(a) Except the storage buildings, where the open spaces required have not been provided an addition of one storey, if otherwise permissible, may be allowed with the already approved set back, provided such building continues with the same occupancy;
Provided that the existing building is in conformity with the already approved plan;
Provided further that the structural stability is certified by the authorized technical persons based on structural record on the approved plan and constructed building condition.
(b) if any car parking space is required to be provided under these rules and no such car parking space can be provided in such existing building, the covered area allowable under the provisions of these rules shall be reduced by the area required for such car parking space which can not be provided in the said building;
Explanation.- For the purpose of calculation, the area required for one car parking space shall be taken as 20.00 sq. meters.
(c) the height of the building shall conform to the rules as indicated in rule 45 and 47 and in no case after addition the height shall exceed 14.5 meters ;
(e) the ground coverage of the building shall conform to the rules as indicated in rule 46."

17. **Amendment of Rule 53:**
(i)) In rule 53 of the Principal Rules, the expression "or is older than 50 (fifty) years" shall be deleted.
(ii) In rule 53 of the Principal Rules, the following proviso shall be added-

"Provided that the owner of all such buildings, without provisions of seismic considerations, must retrofit their buildings with the help of expert agency, firm, Architect or Engineer, empanelled by the ULB or Authority, for this purpose and obtain a safety certificate after necessary structural improvement, if needed. The ULB or Authority will empanel expert agency, firm, Architect, Engineer for this purpose."

18. **Amendment of Rule 105:**
In rule 105 of the Principal Rules, after sub-rule (3), a new sub-rule (4) of shall be added as follows-

"*(4)* The State Government may by Notification, to be published in official gazette, prescribe separate Green Rating systems for buildings by selectively combining, adopting and or amending the provisions from the following guidelines-
* Indian Green Building Council (IGBC) guidelines by the Confederation of Indian Industries, and or
* Green Building for Integrated Habitat Assessment (GRIHA) guidelines by the Ministry of New and Renewable Energy, Government of India, and or

* Energy Conservation Building Code (ECBC) guidelines prepared by Bureau of Energy Efficiency, Ministry of Power, Government of India, and or

* Model Energy Efficiency guidelines, and or any other guidelines, time to time prescribed by Government of Inidia or any State Government."

19. **Insertion of new Rule 110:**

In clause (c) of rule 110 of the Principal Rules, after the expression "*10,000 square meters*" the expression "*OR all plots having area exceeding 5,000 square meters OR all group housing complex having provision exceeding 200 dwelling units*" shall be added.

20. **Insertion of new Rule 112:**

A new rule 112 shall be added in the Principal Rules, as follows-

"112. <u>Climate resilient construction – Integration of environmental clearance with sanction:</u>

The new building construction proposals are classified in the following three categories: -

A) Category 'A' Buildings: Built-up Area from 5000 sqmt upto 20,000 sqmt

B) Category 'B' Buildings: Built-up Area above 20,000 sqmt upto 50,000 sqmt

C) Category 'C' Buildings: Built-up Area above 50,000 sqmt

A local Authority, i.e. ULB / Development Authority / any other body authorized to sanction building plans shall approve the building plans by ensuring the stipulated conditions in the following Table-1, 2 and 3 for the respective categories of buildings.

Table 1: Environmental Conditions for Building and Construction (Category "A" from 5000 sqmt upto 20,000 sqmt)

Sl. No	Medium	Environmental conditions	Rule
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water	
2	Water Conversations Rain Water Harvesting and Ground Water Recharge	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested is to be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	110 (a)
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	110(c)
4	Energy	In common areas, LED/ solar lights must be provided.	105 to 107
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction, Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	
5(a)		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m	

		above the building.	
6	Green cover	A minimum of 1 tree for every 80 sqm of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every one tree that is cut) shall be done with the obligation to provide continued maintenances for such plantations	

Table 2: Environmental Conditions for Building and Construction (Category "B" above 20,000 sqmt upto 50,000 sqmt.)

Sl. No.	Medium	Environmental conditions	Rule
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water	110 (a)
2	Water Conversations Rain Water Harvesting and Ground Water Recharge	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested is to be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	110(c)
4	Energy	In common areas, LED/ solar lights must be provided	105 & 107
4(a)		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	
4(b)		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed	108 & 109
4 (c)		Use of fly ash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ask Notification of September, 1999 and as amended from time to time.	
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction, Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	
5(a)		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.	
6 6(a)	Green cover	A minimum of 1 tree for every 80 sqm of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every one tree that is cut)	

		shall be done with the obligation to provide continued maintenances for such plantations.	

Table 3: Environmental Conditions for Building and Construction (Category "C" above 50,000 sqmt.)

Sl. No.	Medium	Environmental conditions	Rule
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water	
2	Water Conversations Rain Water Harvesting and Ground Water Recharge	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm of built up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested is to be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	110 (a)
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces	
2(b)		The ground water shall not be withdrawn without approval from the competent authority.	
2 (c)		Use of potable water in construction should be minimized.	
2(d)		Low flow fixtures and sensors must be used to promote water conversation.	105
2(e)		Separation of grey and black water should be done by the use of dual plumbing system.	
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	110(c)
3(a)		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	
3(b)		Organic waste composter/ vermiculture pit with a minimum capacity of 0.3 kg/tenement/day must be installed wherein the STP sludge may be used to be converted to manure which could be used at the site or handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	
4	Energy	In common areas, LED/ solar lights must be provided.	105 & 107
4(a)		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	
4(b)		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed	108 &109
4 (c)		Use of fly ash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ask Notification of September, 1999 and as amended from time to time	
4(d)		Use of concept of passive solar design of building using architectural design approaches that minimize energy consumption in buildings integrating conventional energy	

		efficient devices. such as mechanical and electric pumps, fans, lighting fixtures and other equipment with the passive design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass.	
4(c)		Optimize use of energy system in buildings that should maintain a specific indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Energy Conservation Building Code (ECOBC) 2007 of the Bureau of Energy Efficiency Government of India.	105
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction, Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.	
5(a)		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.	
6	Green cover	A minimum of 1 tree for every 80 sqm of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e, planting of 3 trees for every one tree that is cut) shall be done with the obligation to provide continued maintenances for such plantations.	
7	Sewage Treatment Management Plan	Sewerage treatment plant with capacity of treating 100% waste water shall be installed. Treated water must be recycled for gardening and flushing.	110(b)
8	Environment Management Plan	The environment infrastructure like Sewerage Treatment Plant, Landscaping, Rain Water Harvesting, Power backup for environment, Infrastructure, Environment Monitoring, Solid Waste Management and Solar and Energy conversation, should be kept operational through Environment Monitoring Committee with defined functions and responsibility.	

By order of the Governor,

[Secretary to the Government of Tripura]